Key: 5661

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5,800

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MURPHY BARBARA & FREDERICK TRS BARBARA MURPHY 2018 TRUST PO BOX 140 BUZZARDS BAY, MA 02532	26.4-18-0	303 SHORE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MURPHY BARBARA & FREDERIC MURPHY FREDERICK T	09/07/2022	F XX	1	35350-324 02176-0306

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	27,000	9 1.00	100 1.00	100 1.00	459,615	1.34	A 1.00	BGD 1.95			382,170

TOTAL	27,007 SF	ZONING	1	FRNT	0
Nbhd	MO BCH	NOTE	BORDERS EEL POND		
Infl1	AVG				
N_Index	AVG				

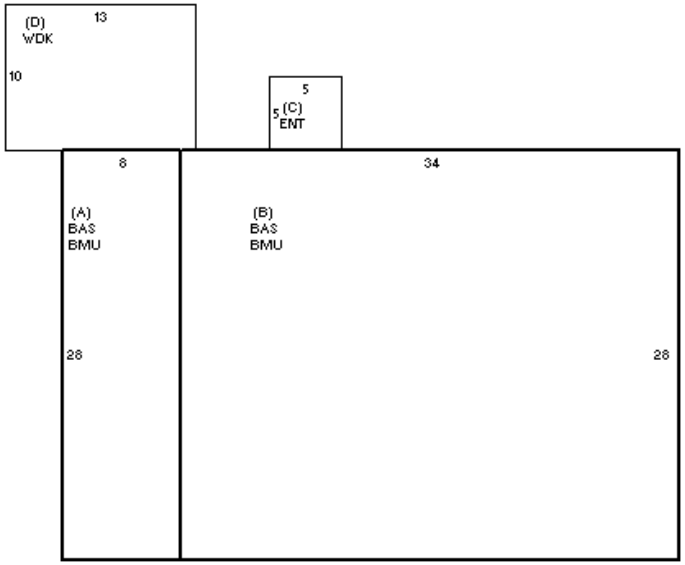
ASSESSED	CURRENT	PREVIOUS
LAND	382,200	372,900
BUILDING	244,900	216,700
DETACHED	0	0
OTHER	0	0
TOTAL	**627,100**	**589,600**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 08/13/2008

BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/13/2008	JH
LIST	8/18/2008	RJM
REVIEW	8/28/2008	ER

YEAR BLT	1953	SIZE ADJ	1.015
NET AREA	1,176	DETAIL ADJ	1.000
$NLA(RCN)	$248	OVERALL	0.990

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	1	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,176		36.64	43,091
A	BAS	L	BASE AREA	224	2006	192.90	43,209
B	BAS	L	BASE AREA	952	1953	192.90	183,638
C	ENT	N	ENCLOSED ENTRY	25		114.75	2,869
D	WDK	N	WOOD DECK	130		39.71	5,162
	BMG	O	BSMT GARAGE	1		7,162.60	7,163
	FIX	O	XTRA FIXTURES	3		2,140.00	6,420

TOTAL RCN	291,551

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A

EFF.YR/AGE	2003 / 19	
COND	16	16 %
FUNC	0	
ECON	0	
DEPR	16	% GD 84
RCNLD		$244,900